



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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MINUTES

MHC 40/07

Wednesday, March 28, 2007

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

COMMISSIONERS

Marilyn Bierman

Allyn Stellmacher

Karin Link

Alfred Collins

Howard Aller

Joanne Herron

Susan Lane, Chair

Sara Patton

Alex Rolluda

STAFF

Heather McAuliffe

Joanne Walby

Absent:

Kamyar Khoshdel

Ms. Lane called the meeting to order at 4:30pm

032807.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL *

032807.11 Market Foundation
85 Pike St. #500

Marlys Erickson

Application: Temporary use application for use of 93 Pike St. #2 in the Economy Market from March 19, 2007 through August 19, 2007 for the distribution/sale of items approved per MHC 112/06: Distribution of Market Centennial brochures, location maps for Pigs on Parade 2007 and information about Centennial corporate sponsors (potential sponsors include Washington Mutual and Starbucks). Sale of Market Centennial merchandise, e.g. coffee cups, T-shirts, posters, Centennial book.

Staff Report: Heather McAuliffe reviewed the relevant background and stated that the location is in Zone 2, street level, where Food a-d and Retail a-d uses

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The Seattle Department of Neighborhoods**

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are permitted. Space is vacant (formerly Belle's Buns, Food b). New use would be Retail e and Other Uses b. Space is 105 square feet. The following exhibits were presented for the Commission's review: a site plan, Centennial Product List, additional product information, previous approval for temporary sale of Centennial items, MHC 112/06. The Commission had approved the sale of Centennial items at the Information Booth at First and Pike. However, the related design changes could not be made to the booth, which required finding a new location for the sales. She said the relevant guideline was 2.9.

URC Report: URC reviewed the application and said it was in conformance with guideline 2.9 because it would be for less than 12 months. The Committee recommended approval.

Applicant Comment: Ms. Erickson said the design bids that she received for the former location were too high.

Commission Questions: Ms. Lane noted that these products were approved because this is a centennial event. She asked if there would be other points of distribution. Mr. Erickson said these products would be only sold in this space and on the Market's website.

Public Comment: There was no public comment.

Commission Discussion: Commissioners determined that they had enough information to make a decision.

Action:

Mr. Collins moved to adopt a resolution approving the application as presented.

MM/SC/AC/HA 9:0:0 Motion carried.

032807.12

Unexpected Productions

Jay Hitt

1428 Post Alley, Economy Building

Application: Application for the addition of selling beer, wine and spirits during the time of performances (non-profit arts liquor license).

Staff Report: Heather McAuliffe reviewed the relevant background and stated that the business is in Zone 2, below street level, where Food a-d, Housing a-b, Social A, Retail a-d and Other Uses a-b permitted. The currently approved use is for an improvisational theatre with live performances and improvisational theatre classes, offering theatre food concessions to ticket holders. Current use is Other Uses a. New use would be Other Uses a. The space is 5,968 square feet. She distributed a site plan and stated that the relevant guideline was 2.8

URC Report: Heather McAuliffe reported that the URC reviewed the application and found it to be in conformance with guideline 2.8.1 – conforms to a & c (b does not apply) and recommended approval.

Applicant Comment: Jay Hitt explained that alcohol would only be sold before the shows and during intermission on Thursdays, Fridays, Saturdays and Sundays. He said they may add shows on additional nights. Tim Carter from the PDA stated that the PDA was in support of the application.

Public Comment: There was no public comment.

Commission Discussion: Commissioners determined that they had enough information to make a decision.

Action:

Mr. Collins moved to adopt a resolution approving the application as presented.

MM/SC/AC/JH 9:0:0 Motion carried.

032807.13

Pike Place Market PDA – Craft Overflow Space

Marlene Allen

Street use/right-of-way approval for 33 temporary craft selling spaces on the sidewalk and in the street at Pike Place and Virginia Street from April 1, 2007 to March 31, 2008.

Street use/right-of-way approval for six temporary craft selling spaces on the sidewalk at Pike Place and Virginia Street (North Pergola area called “the circle”) from April 1, 2007 to March 31, 2008.

Staff Report: Heather McAuliffe reported that a similar application in 2006 was approved by the Commission. The only difference in the application this year is that six temporary spaces at the North Pergola are requested instead of nine. She said after roll call, unused parking spaces will be opened up immediately. She distributed a map for the Commission’s review. She said the relevant guidelines were 2.9 and 2.11.

URC Report: Heather McAuliffe reported that the URC reviewed the application and found it to be in conformance with guideline 2.9 and 2.11 and recommended approval.

Applicant Comment: Ms. Allen said that they are working with SDOT to ensure that visibility and right of way for pedestrians is maintained.

Public Comment: Paul Dunn stated that he felt an approval for 12 months should probably not be characterized as “temporary” and that “craft creep” is happening. He said the overflow vendors should be given spaces inside only after grid spaces are full. He noted that these craft spaces have been credited with discouraging drug activity in this area, but he said he thinks the extra spaces intrude visually.

Ms. Allen explained that the temporary approval is necessary because use of these overflow spaces varies, depending on the weather.

Commission Questions:

Ms. Patton asked Ms. Allen whether the overflow spaces are assigned before all the interior spaces are full.

Ms. Allen said they have had to turn away 5-8 craftspeople on the weekends. She noted that these craft vendors’ activities could be seen as welcoming people in the Market. She said that most craftspeople get 4’ of space and often times they spread out beyond that so that there are no empty spaces inside.

Ms. Bierman asked Ms. Allen how the selling of crafts fits into the philosophy of the Market. Ms. Allen said she believes the crafts sellers are “complementary” to the farmers.

Commission Discussion:

Mr. Collins noted that Joe Desimone recruited crafts people to keep the stalls full. Mr. Aller pointed out that the craftspeople are the producers of their own products and are in keeping with the Market’s “meet the producer” slogan.

Mr. Rolluda asked why they want to reduce the overflow spaces from nine to six. Ms. Allen said that SDOT requested this because they felt the spaces were too close to the stop signs.

Ms. Patton asked if the views of the water would be obstructed by these stalls. Ms. Allen said no. She added that these stalls would be the last ones to be filled.

Action:

Mr. Stellmacher moved to adopt a resolution approving the application as presented.

MM/SC/AS/KL 9:0:0 Motion carried.

032807.14

Pike Discount Camera & Electronics
1501 Pike Place #409, Leland Building

James & Young Pfitzner

Expansion of use for a retail store selling cameras, small electrical appliances and accessories. Expansion of use for the sale of sunglasses.

Application postponed by the applicant.

032807.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL *

032807.21 Yong Kang Chinese Medicine Clinic Michael Max
1515 First Avenue, Sanitary Market

Application: Minor changes to interior layout and design.

Staff Report: Heather McAuliffe presented photographs and floor plans for the Commissions review.

DRC Report: Heather McAuliffe reported that the DRC reviewed that application and found it to be in conformance with Guidelines 3.1 and 3.4.3 and recommended approval.

Applicant Comment: Mr. Max explained that he plans to increase the number of patients he sees at one time thus making it more affordable. He said this is the model for treatment used in China where people have treatments more regularly.

Ms. McAuliffe explained that the herb pharmacy would be moved to the back and six new chairs would be added to the front.

Public Comment: There was no public comment.

Commission Discussion: Commissioners determined that they had enough information to make a decision.

Action:

Ms. Stellmacher moved to adopt a resolution approving the application as presented.

MM/SC/AS/KL 9:0:0 Motion carried.

032807.22 Isadora's Laura Dalesandro
1915 First Avenue, Alaska Trade Building

Replace carpet; interior/exterior painting.

Application postponed by the applicant.

032807.23 The Confectional Paul Verano
1530 Pike Place, Triangle Building

Application: Approval for design changes to hanging sign and interior paint colors; installation of chalkboard menu sign, “antique” interior sign and shelf.

Staff Report: Heather McAuliffe presented photographs, floor plans, a site plan and drawings for the Commissions review. She said the relevant guidelines were 3.4 and 3.6.

DRC Report: Heather McAuliffe reported that the DRC reviewed that application and found it to be in conformance with Guidelines 3.4.2 a, 3.4.3 e and 3.6.1, 3.6.2; new chalkboard: 3.6.1, 3.6.2, 3.6.3. She said the DRC recommended approval.

Applicant Comment: Mr. Verano said he proposes to have art on corrugated metal over the oven, a chalkboard with a gilded gold frame and an antique shelf painted a chocolate color. He explained that the existing logo on the hanging sign would be replaced with their new logo. He presented samples of the proposed new paint colors: chocolate brown and cocoa which he said would be a little darker than the original beige color.

Public Comment: There was no public comment.

Commission Questions:

Ms. Patton stated that this application does not meet guidelines 3.4.2 a which calls for paint colors to be “light in color”. However, she said she feels these colors are appropriate for this business and wondered why the guidelines require light colors in the first place.

Ms. McAuliffe said that this guideline is advisory, noting the word, “should”.

Ms. Link asked if the gold gilded paint color on the frame could be an example of “faux historicism”. The applicant said the color is not as bright as it appears in the rendering and he said he did not intend to emulate a historic look.

Commission Discussion:

Commissioners stated a concern that the gold frame might not be an appropriate fit for the sign guidelines, which call for “simple and clear” designs on signs. The applicant was amenable to a change in the design for the frame. After Commission discussion, the applicant agreed to bring a sample of a proposed replacement for the gold frame to the DRC for final review.

Action:

Mr. Aller moved to adopt a resolution approving the application as presented, with the condition that the applicant returns to DRC for final review of the design for chalkboard’s frame.

MM/SC/HA/AR 9:0:0 Motion carried.

032807.24

Inn at the Market
86 Pine Street

Annie Delucchi

Application: Update materials used in courtyard (replace paving, fountain interior tile and facing, building façade accent tile and walk-off carpet tiles), First Avenue egress (replace brick inlay and carpet tiles) and Lower Terrace Service Area (replace paving).

Staff Report: Heather McAuliffe presented photographs, sketches and material samples for the Commissions review. She said the relevant guidelines were 3.1 and 3.2.

DRC Report: Heather McAuliffe reported that the DRC reviewed that application and found it to be in conformance with the following guidelines: 3.1, 3.1.1, 3.1.2, 3.2.2, 3.2.3, and 3.2.12. She said the DRC recommended approval. Mr. Stellmacher, a DRC member, said he felt it was a sensible, straight forward solution.

Applicant Comment: Mr. Delucchi stated that she was proposing these changes because the existing 1' brick paver stones rest unevenly on sand and could cause people to trip. Also, she said because the bricks sit on sand, they cannot be hosed down and cleaned regularly. She said she wants to extend the concrete pattern to the door and improve the overall aesthetic. The landscape architect for the project, Charles Anderson, presented samples of the proposed sandstone. He said they would change the existing tile near the fountain to granite. Ms. Delucchi said they would make this change because they have had water seepage under the blue tile to the tenants' spaces.

Public Comment: There was no public comment.

Commission Questions:

Mr. Aller asked what was beneath the brick pavers besides sand. Ms. Delucchi said it sits on a pedestal system. She said the new tiles will be custom cut and a new system will drain to membrane below bricks.

Ms. Lane asked what the timeline is to complete the project. Ms. Delucchi said it would depend on the supplier, but said she would probably start after the busy summer season.

Commission Discussion: Commissioners determined that they had enough information to make a decision.

Action:

Mr. Stellmacher moved to adopt a resolution approving the application as presented.

MM/SC/AS/AC 9:0:0 Motion carried.

032807.25

Market Optical

Ruvane Richman

1906 Pike Place #8, Stewart House

Application: Interior remodeling of 1906 Pike Place #8 and 1910 Pike Place. Increase in business area approved per MHC 183/06.

Staff Report: Heather McAuliffe stated that the applicant's request to paint the exterior door on Pike Place and install vinyl signs in the windows was inadvertently left out of the public notice, therefore a special motion would have to be made to include these items with the application. She presented photographs, plans and material/color samples for the Commission's review. She said the following items would be reviewed by the Commission: demolition, interior/exterior painting, reuse existing furnishing/install new furnishings, new display casework, shelving, new lighting, new carpeting and new signage. She said the relevant guidelines were 3.1, 3.2, 3.4, 3.5 and 3.6.

DRC Report: Heather McAuliffe reported that the DRC reviewed this application and found it to be in conformance with Guidelines 3.1, 3.2.5, 3.4.1 a – displays in window allow transparency; 3.4.1 b – exterior painting; 3.4.2 a – darker ceiling color is acceptable because of the use, wall treatment acceptable; 3.4.2 c- carpet necessary to prevent glass breakage; 3.4.3 a & b – able to see through displays in window; 3.4.3 e - DRC recommended alternative color for countertop laminate; 3.5.1 – track lighting; 3.5.2 – compact fluorescent lighting in pendant lights is acceptable and 3.6.1, 3.6.2, 3.6.3. She said the DRC recommended approval, with discussion of the countertop laminate by the full Commission.

Applicant Comment: Mark Ward of SKB Architects, said the ceiling would be painted dark and the exterior door would be painted to match the dark green storefront. He said the existing bench would be reupholstered in-kind. He said they propose to paint throughout the space and install a new dispensing table, new eyewear displays, track lighting and install gypsum wall board and new carpet.

Mr. Richman presented the sample of the proposed laminate for the counter top and an alternate sample in a solid dark brown color. He said both samples have wood veneer. He explained that the dark paint color on the ceiling allows for the focus to be on the eye chart, in addition to aiding the patients' comfort after an exam when their eyes may be sensitive to light colors. Mr. Richman added that he needs to have a carpeted floor in case someone drops the glasses.

Tim Carter from the PDA said he was supportive of this application.

Public Comment: There was no public comment.

Commission Questions:

Mr. Collins asked if the proposed removal of the column would violate Guideline 3.2.1 that prohibits removal of architectural features. Ms. Link stated that this column was not an original architectural feature and the DRC did not feel it was a significant element. Ms. McAuliffe said the guidelines refer to the protection of original timber beams and columns.

Mr. Aller asked if the window display would violate the transparency rules. Ms. McAuliffe stated that the DRC reviewed this and found that since it would consist of eye glasses on shelves at varying heights, transparency would be maintained.

Mr. Aller asked about the signage at eye level on the window next to the door. Mr. Stellmacher said the DRC felt it met the guidelines because it is not on the door itself, but on an adjacent window. The applicant noted that this kind of signage is typical in the Market.

Commission Discussion:

The Commission discussed the wood veneer laminate proposed for the countertop. Mr. Rolluda said he agreed with Ms. Link and said it looks fake, although the veneer is Koa wood. Ms. Lane agreed, citing guidelines 3.4.3 c and suggested the applicant apply the solid color wood veneer instead.

Ms. Herron cited guideline 3.4.3 e, which recommends the use of solid colors, rather than patterns and said she would support the alternative wood veneer sample presented today.

Action:

Mr. Collins moved to adopt a resolution including the painting of the exterior door and installation of vinyl signage in the application.

MM/SC/AC/AR 9:0:0 Motion carried.

Mr. Stellmacher moved to adopt a resolution approving the application as amended, substituting the alternative wood veneer countertop.

MM/SC/AS/AR 8:1:0 Motion carried. Mr. Aller opposed.

032807.26

PDA – Lowell’s Window Replacement

Ron Richard

Replacement of windows on the first and second levels of Lowell’s Restaurant with aluminum clad wood windows. *Postponed from February 14, 2007*

Postponed by the applicant.

032807.4 **APPROVAL OF MINUTES:** February 28, 2007
Mr. Stellmacher moved to adopt a resolution approving the minutes as presented.
MM/SC/AS/AR 8:0:1 Minutes adopted. Ms. Patton abstained.

032807.5 **REPORT OF THE CHAIR**
Ms. Lane asked the Commissioners to give 24 hours notice, if possible, when they have to miss a Commission meeting.

032807.6 **REPORT OF STANDING COMMITTEES:**
Ms. McAuliffe said the proposed guideline revisions will be distributed to property owners and the community. She said there will be a 30 days notice before the public hearing and the Commission's vote on the new guidelines.

032807.7 **STAFF REPORT**
Ms. McAuliffe reported that two new Commissioners, Spencer Howard and Valerie Bystrom would join the Commission after Council confirmation. She said that Carol Binder of the PDA would give a briefing on the Farm Program at the next meeting, April 11, 2007. She thanked Alf Collins, Susan Lane and Paul Dunn for assisting with the Pike Place Market tours last week during the National Main Street conference.

032807.8 **NEW BUSINESS**
There was further discussion of the origin of the guideline giving preference to "light colors" for walls and ceilings in the Market.

Mr. Aller reported that Can Can covered their entrance wall with numerous posters. Ms. McAuliffe said she would ask them to bring an application for this in addition to the many new items they have in their upcoming application for Certificate of Approval.

Moved to adjourn at 6:15 pm
MM/SC/AS/HA 9:0:0 Motion carried.

Issued: April , 2007

Heather McAuliffe
Commission Coordinator